



woodards 

## 2/23 Clyde Street Kew East

### Additional information

Land-244sqm approx.  
 No Owner Corporation to pay  
 Rear position at the back of a block of only 2 properties  
 Recently renovated kitchen with sublime stone, soft closing drawers and Miele/Bosch Stainless Steel appliances  
 Master bedroom comes with mirrored built in robe storage, study nook which could be a small walk in robe area and updated double basin ensuite with rain shower  
 2 other bedrooms with BIRs are steps to modern main bathroom  
 Engineered timber flooring  
 Back Alfresco zone consists of a charming deck surrounded by wonderful leafy gardens  
 Laundry  
 Ducted heating  
 Reserve cycle cooling  
 Shed  
 Secure pin entry  
 Front garden area  
 Single garage with extra off street parking

### Method

Private Sale

### Close proximity to

#### Schools

Kew East Primary School – zoned 750m  
 Deepdene Primary School – 2.2km  
 Kew High School – zoned 1.3km  
 Balwyn High School - 2.6km

#### Shops

Harp Village cafes & shops – 2 min walk  
 Coles Balwyn North -1.3km  
 Woolworth Kew -2.6km  
 Deepdene Shopping Centre – 2.7km  
 Camberwell Junction shops -4.7km

#### Parks

Hays Paddock Playground -950m  
 Outer Circle Linear Park - 1.0km  
 Victoria Park -1.2km

#### Transport

Tram 48 North Balwyn - Victoria Harbour Docklands -2min walk  
 Bus 200 City (Queen St) – Bulleen -2 min walk  
 Bus 207 City - Doncaster SC via Kew Junction -2 min walk  
 Bus 302 City - Box Hill Station via Belmore Rd & Eastern Fwy  
 Bus 304 City - Doncaster SC via Belmore Rd & Eastern Fwy

### Rental Estimate

\$600-\$650 per week based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Settlement

90/120 days or any other such terms that have been agreed to in writing by the vendor



**Mark Johnstone**  
0417 377 916



**Julian Badenach**  
0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/23 Clyde Street, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

### Median sale price

Median price \$1,800,000

Property Type House

Suburb Kew East

Period - From 01/10/2019

to 30/09/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/324 Cotham Rd KEW 3101	\$1,300,000	27/05/2020
2	1/24 Childers St KEW 3101	\$1,220,000	04/07/2020
3	1/13 Grey St BALWYN 3103	\$1,200,000	06/06/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/12/2020 10:03



 3  2  1

**Property Type:** Unit  
**Land Size:** 244 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000  
**Median House Price**  
 Year ending September 2020: \$1,800,000

## Comparable Properties



3/324 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 27/05/2020  
**Property Type:** Unit  
**Land Size:** 264 sqm approx

1/24 Childers St KEW 3101 (VG)

Agent Comments

 3  -  -

**Price:** \$1,220,000  
**Method:** Sale  
**Date:** 04/07/2020  
**Property Type:** Flat/Unit/Apartment (Res)



1/13 Grey St BALWYN 3103 (REI/VG)

Agent Comments

 3  1  1

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 06/06/2020  
**Property Type:** Villa

## Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

***When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.***

### What are the primary purposes?

**They are:** to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

### What are the secondary purposes?

**They are** to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

### If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

### How do I contact you about my about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

### If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email [cway@woodards.com.au](mailto:cway@woodards.com.au). We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or [enquires@oaic.gov.au](mailto:enquires@oaic.gov.au).

### Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

### What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.